

UNAPPROVED MINUTES  
CITY OF MILPITAS

RA3

Minutes: Regular Meeting of Milpitas Redevelopment Agency (Including  
Joint Meeting with City Council)  
Date of Meeting: January 7, 2003  
Time of Meeting: 8:11 p.m.  
Place of Meeting: Council Chambers, City Hall

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**RA1.  
CALL TO ORDER**

Mayor Esteves called to order the regular meeting of the Milpitas Redevelopment Agency, meeting jointly with the City Council, at 8:11 p.m.

**RA2.  
ROLL CALL**

Present were Mayor Esteves, Vice Mayor Dixon, and Agency/Councilmembers Gomez, Livengood, and Polanski.

**RA3.  
MINUTES**

MOTION to approve the Redevelopment Agency minutes of December 17, 2002, including joint meeting with the City Council, as submitted.

M/S: Dixon, Polanski.

Ayes: 5

**RA4.  
AGENDA**

MOTION to approve the agenda and consent calendar as submitted.

M/S: Dixon, Livengood.

Ayes: 5

**RA5.  
CIVIC CENTER UPDATE**

Redevelopment Projects Manager Armendariz reported there were two items for the Council's consideration; the first was a PowerPoint presentation of the project; the second item was to approve the awarding of a contract for security services. Mr. Armendariz, referring to the contract close outs, stated to date there were 35 construction contracts completed, there were 8 remaining contractors who had yet to complete their punch list work; staff anticipated 5 contractors would be completing their punch list work by the January 21, 2003, Council meeting; there would be two additional contractors completing their punch list work by the February 4, 2003, Council meeting; the last contractor, Royal Glass, was not anticipated to complete its work until March 18, 2003. Mr. Armendariz noted there were no change orders being presented; however, staff anticipated three or four last remaining change orders would be presented at the next Council meeting. Mr. Armendariz further stated the City Hall total budget of \$38.5 million, minus expenses and commitments to date of \$38.1 million, left a remaining contingency of \$313,878; the change orders that would be brought to the Council at the meeting of January 21, 2003, were estimated at between \$60-75,000.

Vice Mayor Dixon inquired if the \$313,878 included the unspent, earned interest. Mr. Armendariz stated it did.

Special Projects Engineer Mark Rogge reported a Request for Proposals had been advertised and sent to security firms in the area; four proposals had been received and evaluated by the Public Works maintenance staff and the Police Department; and California Land Management (CLM) had been the highest ranked firm. Mr. Rogge described some of the services that would be provided that included contacting visitors and directing them, showing there was a security presence, and advising and requesting appropriate behavior in a positive way while keeping an eye on potential risks. Mr. Rogge gave examples of services the existing security had provided, stating that the services ranged from helpful to potentially hazardous situations.

Councilmember Livengood commented that this was a somewhat scaled back contract than what the Council last saw and inquired if all the proposals received included the costs those firms were going to charge and where was this proposal on the cost scale. Mr. Rogge responded the proposals were pretty much in the same cost range; differences included hour variances to the recommended RFP schedule; and the CLM proposal was probably on the higher side. Councilmember Livengood inquired what the hourly rate was. Mr. Rogge responded approximately \$22.00 an hour. Councilmember Livengood said he thought that was high with respect to the industry standard and in his experience at the Great Mall where he bid security contracts; he was glad to see the number of hours cut back but still thought this was overkill at \$100,000 per year; he thought it was too much money; City Hall was on the

site for many years along with the Community Center and the Library; and he knew they provided a service but it came with a cost.

Vice Mayor Dixon expressed appreciation to staff for the scaling back of the security service hours; pointed out that the service under consideration was certified in cardio pulmonary resuscitation as well as having its personnel registered and licensed with the State of California as security guards; and they were also certified in First Aid through the American Red Cross. Vice Mayor Dixon, addressing the cost, said the three buildings were now connected, there was a new plaza park enjoyed on a daily basis, she expected the use to increase in the summer months, and any damage to the building would cost dearly. Vice Mayor Dixon also stated that she had received inquiries from residents asking why there isn't the same security at the Sports Center, and she was in support of the contract.

Councilmember Gomez said he also had some concerns about the cost and \$44,000 was a lot of money; however, we do have a \$38 million new building that was attractive to those who want to do bad things. Councilmember Gomez inquired if staff would be periodically coming back to the Council reviewing the hours, performance, and informing the Council on how it was working. Mr. Rogge responded staff's goal was to keep the Council informed as to how things were working out and continue to make recommendations.

Councilmember Livengood inquired what the breakout of the \$22/hour was for the guards and the company. Eric Mart, President of CLM, stated the guard's salary ranged from \$10.95 to \$13-\$14 an hour. Councilmember Livengood stated although he felt the overhead costs were high, he had been impressed with the guards he had seen thus far and thought CLM hired employees who were very helpful and professional looking.

Mayor Esteves, addressing the security guard contract, inquired if something happened (i.e., property damage or person accident), what was CLM's portion of liability. Mr. Mart said the company did not have a direct liability, it did have the requirement to be vigilant in reporting the activities going on.

Mayor Esteves inquired what the cost would be if police personnel were used. Mr. Rogge responded maintenance personnel would be more than double the cost and police personnel would be 4-5 times the cost. Mr. Rogge informed the Council that during the construction process, other agencies had been used; however, there were various problems encountered that caused the termination of their services. Police Chief Charles Lawson said the cost for a police officer would probably be in the area of \$50/hour without benefits.

Councilmember Polanski inquired as to the criteria staff used for the selection process. Mr. Rogge responded one of the things was experience dealing with the general public, the ability to communicate with the public, and willingness and flexibility to flex hours in the future.

David Richerson, said he was pleased with CLM's work since City Hall opened and felt it was head and shoulders above what he had seen at the Great Mall; however, he felt that the City had the very best security in its Police Department and would rather see the officers looking after the Community Center, City Hall, and Library rather than sitting at Starbuck's.

MOTION to award a contract for security services to California Land Management for an amount not-to-exceed \$44,000, as recommended by staff.

M/S: Dixon, Polanski.

Ayes: 4      Noes: 1 (Livengood)

**\*RA6.  
OWNER PARTICIPATION  
AGREEMENT**

Authorized staff to enter into negotiations with the County of Santa Clara to develop an Owner Participation Agreement (OPA), subject to Agency/Council approval, for the development of County (Elmwood) property.

**RA7.  
ADJOURNMENT**

There being no further Redevelopment Agency business, Mayor Esteves adjourned the Redevelopment Agency meeting at 8:39 p.m.

Gail Blalock, Secretary/City Clerk